



GRASSROOTS
REALTY GROUP

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**110 Kinniburgh Road
Chestermere, Alberta**

MLS # A2330462



\$814,900

Division:	Kinniburgh North		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,242 sq.ft.	Age:	2017 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Fruit Trees/Shrub(s), Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Built-in Speakers, Automatic Pet door is negotiable, Playhouse/Shed		

Backing directly onto peaceful green space in the established community of Kinniburgh North, this impeccably maintained, air-conditioned two-storey home offers over 3,000 square feet of fully developed living space. Set on a beautifully landscaped lot with no neighbours behind, this move-in-ready property features 4 bedrooms, 3.5 bathrooms, an attached double garage, and quick access to Chestermere Lake, local schools, and nearby amenities. From the moment you arrive, the inviting front porch and great curb appeal create a lasting first impression. The main level showcases rich hardwood flooring and expansive windows that fill the home with natural light. Just off the entrance, a private den provides an ideal space for a home office or study, situated next to a bright front room that is ideal for greeting guests. The heart of the home is the warm living room, centered around a cozy gas fireplace with a natural stone tile feature wall and custom walnut mantle with matching walnut floors, where you can enjoy movie nights with family and friends. The open concept flows seamlessly into the dining area and out to the backyard, it is perfect for entertaining. The updated kitchen is a chef's dream, complete with tall cabinets, granite countertops, a tiled backsplash, premium built-in stainless steel appliances (including a 5-burner gas cooktop), and a built-in wine fridge. The professionally landscaped backyard offers a private outdoor retreat overlooking the peaceful green space beyond. A newly constructed deck provides the perfect setting for outdoor entertaining, complete with a gas line for barbecuing. Additional features include an irrigation system, as well as a custom-built playhouse and storage shed to accommodate both recreation and storage needs. The upper level is thoughtfully designed with a spacious bonus room that provides separation between the

main living areas and the bedrooms. Two generously sized secondary bedrooms share a well-appointed four-piece bathroom, while the expansive primary suite serves as a relaxing retreat. The fully renovated spa-inspired ensuite features dual vanities, a corner soaker tub, a custom tiled walk-in shower, and a spacious walk-in closet with built-in organizers. The conveniently located upper-level laundry room is situated adjacent to the primary suite for added everyday convenience. The fully finished basement extends the home's living space with knockdown ceilings, plush carpeting, a fourth bedroom, a stylish four-piece bathroom, and an expansive storage room. A large family room offers endless possibilities for a home theatre or recreation area, while an additional flexible space is well suited for a fitness room, children's play area, or hobby space. Perfectly positioned in a quiet, family-oriented neighbourhood, this outstanding property is surrounded by scenic walking paths, parks, schools, shopping, dining, and a wide range of local amenities, offering an exceptional lifestyle in Chestermere.